



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR MARCH 3, 2010

CITY of  
BALTIMORE  
**MEMO**



TO

Captain John Carr, Fire Department  
Mr. Ken Sands, Parking Authority  
Mr. Kirkland Gabriel, DOT TEC  
Ms. Valorie LaCour, DOT Planning  
Mr. John Thumbi, DOT Traffic  
Mr. Bill Beatty, Department of General Services  
Dr. Nollie P. Wood Jr., Mayor's Office  
Ms. Miriam Agrama, DHCD Plans Examining  
Mr. Geoff Veale, Zoning Administrator  
Mr. David Tanner, BMZA

DATE: March 19, 2010

In attendance were:

- Eric Tiso, Wolde Ararsa, Gary Letteron, Anthony Cataldo, Bob Quilter, Ken Hranicky, Martin French, Melvin Hicks, and Ervin McDaniel for the Department of Planning;
- Capt John Carr for the Fire Department;
- Bill Beatty for the Department of General Services
- Mariam Agrama and Milan Rai for HCD Plans Examining;
- Kirkland Gabriel and John Thumbi for the Department of Transportation;
- Ken Sands for the Parking Authority;
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities; and
- James Carroll for the Department of Public Works.

## **Agenda**

### **1. 3000-30 Falls Road – Mount Vernon Mill PUD**

## **3000-30 Falls Road – Mount Vernon Mill PUD**

**Zoning:** M-2-2

Plans Date: 21 Feb 2010

**Block/Lot:** Block 3500, Lots 1, 1A, 3, 3A, 4 & 7.

**Urban Renewal:** None

**Environmental:** Floodplain, Forest Conservation, Green Building Standards

**Historic:** None

**Site Area:**

- Lot 1, Mill Building: ±2.190 acres;
- Lot 1A, Picker Building: ±0.551 acres;
- Lot 3, Concrete Building: ±2.010 acres;
- Lot 3A, Unimproved: ±0.639 acres;
- Lot 4, Correlli Roofing: ±0.900 acres;
- Lot 7, Stone House: ±0.322 acres.
- Total within lots: ±6.612 acres.
- Total area within proposed PUD boundaries: ±10.1 Acres.

**Gross Square Footage:** Not listed.

In addition to Committee Members and Planning staff, in attendance was:

- David Tufaro, Terra Nova Ventures;
- Jennifer Tufaro, Terra Nova Ventures;
- Fred Thompson, Gower Thompson;
- Al Barry, AB Associates;
- Nate Pretl, AB Associates;
- Lisa Morris, Dept. of Planning; and
- Brigitte Fessenden, CHAP.

### **Project Summary:**

Terra Nova Ventures is assembling properties for this proposed PUD that will include a former mill site, with buildings *ca.* 1840, 1873 and 1918. Additional adjacent properties along the Jones Falls are included for new development. An existing pole-mounted billboard will remain.

### **Comments & Issues:**

- Plans/Permits:
  - Contact the Fire Department to schedule a review of the life safety plan for this project. A secondary egress will be required for the concrete building. Explore whether or not a franchise agreement will be required for the secondary egress from the concrete building.
  - Please list the building descriptions in terms of building code construction type.
- Environmental/Landscaping:
  - A preliminary Forest Stand Delineation has been received, and is being reviewed. This still will need to comply with Forest Conservation program requirements. Coordinate with Gary Letteron, in the Office of Sustainability, at 410-396-4369.
  - Be prepared to meet the requirements of the impending stormwater management program. Project approvals prior to the May 4<sup>th</sup> deadline are not guaranteed.
- Floodplain:

- The only new construction anticipated will be on the Correlli Roofing site. This building will be designed so that it will remain outside of the 100-year Floodplain limit.
- A revised plan of the Floodplain boundaries was provided to the applicants during the review. Contact Ken Hranicky in Planning at 410-396-9508 for more detailed plan files and program guidance. The proposed new parking lot on the Corelli site may be allowed, but permits will need to be submitted to the Maryland Department of the Environment (MDE) for review, they may be contacted at 410-537-3000.
- Parking/Traffic:
  - A large portion of the parking spaces for this project will be located within the buildings. Parking spaces should be either 9' by 20' or 10' by 18'.
  - All dead-ends within parking garages must have turn-around areas. This can normally be accomplished by hatching out one parking space.
  - Trash pick-up details are not yet resolved.
  - Contact the Department of Transportation's Planning Division for guidance on how to coordinate this PUD development with the proposed bike lane improvements to Falls Road. Please show locations of bicycle facilities to support multi-modal transportation.
  - A Traffic Impact Study (TIS) determination request has been made, applicants are awaiting DOT response.
  - For Sheet 3, 2981 & 3100 Falls Road:
    - On the Correlli site, the Committee concurs that the one-way traffic flow is a good idea to compress the parking pavement area as much as possible for stormwater management purposes. Consider shifting the entire lot northward to nearly the property line to gain more open area on the south side of the site, which may aid in natural absorption of runoff.
    - Verify the angles and stall dimensions for the 75° parking spaces. A light dashed line showing the perpendicular may be helpful.
    - For the section of eight parking spaces along the northern edge of the lot, where the existing billboard post is located, confirm there is sufficient space for access to the sign's ladder, and that it will not interfere with the proposed parking spaces.
    - For the Stone House, please show the interior parking layout with dimensions.
    - The six parking spaces accessed from Pacific Street should have a minimum of ten feet available behind the parking stall for maneuvering before the cartway of Pacific Street.
  - For Sheet 4, 2980, 3000 & 3030 Falls Road:
    - For the proposed office space on the west end of the building, dimension parking spaces at 9' by 20' and dimension the aisle, please provide a turn-around for departing vehicles.
    - For the entrance to the lower terrace at 3000 Falls Road, it is very steep and narrow. Truck deliveries to this site will be difficult, and due to height limitations within the proposed garage, trucks will be obligated to exit through the same entry going the wrong way. This will create a

traffic conflict. While this may be an existing condition, the proposed uses will be more intense, and so increase the likelihood for an accident. Consider how to mitigate this problem. If parking spaces will exist in the terrace area, it will be subject to specific SPRC review at the time of the Final Design Approval. The proposed valet service operating in this area may be awkward, since the cars will have to exit the garage onto Falls Road, and return down the steep driveway.

- Show the overhead bridge from the Mill building to the Picker Building.
- For Sheet 5, Floor Plans:
  - Show dimensions and angles on the parking spaces on the ramp.
  - Change dimensions to 10' by 18' (9' by 18' is not acceptable).
  - Relocate the basement level handicapped parking in-line with the standard parking spaces. The space formerly occupied by the handicapped parking can be hatched for a turn-around.
  - Parking levels three and four are very tight, with backing in aisles almost guaranteed in some locations. For example, a vehicle on the ramp up from first floor attempting to exit on the third parking level will create a conflict with other vehicles moving on the third parking level. Consider how safety could be increased.
- Accessibility:
  - Please list the number and location of visitable/accessible dwelling units. These should be close to elevator locations and handicapped parking spaces.
  - Show handicapped access to office portion at the west end of 3000 Falls Road.
- Historic Assets:
  - While these properties are not located within a historic district, the buildings have historic value. The Mill building was built *ca.* 1873. The concrete building was built *ca.* 1918, and the Picker building was built *ca.* 1840 (please confirm this date for our notes).
  - Applicants are anticipating using State and local historic tax credits for a substantial portion of the project. One potential exception may be for the Stone House, due to the additional windows required. Contact Brigitte Fessenden, CHAP at 443-984-2726 for coordination.
- Plan Adjustments/Missing Site Plan Elements:
  - Provide a general notes section listing the underlying zoning district for these properties, a list of gross square footage for each building, and a parking chart with the number of spaces require and provided for each building/property in one location.
  - On the elevations sheets, please list material types.

### **Next Steps:**

- Submit two complete sets of revised paper plans, with one set in .pdf format and schedule the next review.

**NOTE:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**